

Asheville Affordable Housing Advisory Committee
April 9, 2015
Meeting Notes

Attending Members: Lindsey Simerly, Barber Melton, Mae Creadick, Randall Barnett, Jay Gurney

Attending Staff: Jeff Staudinger, Heather Dillashaw, Jonathon Jones, Vaidila Satvika, Jason Nortz

Guests: Greg Boron

Meeting Notes

A motion was made by Mae Creadick to approve the March 5, 2015 meeting notes. Seconded by Jay Gurney. The motion passed unanimously.

Updates

Lindsey Simerly provided a brief update on the legal challenge to the City of Davidson's inclusionary zoning policy. She stated that any recommendations made by the Committee that would be affected by the outcome should be ready for adoption immediately. Jeff reported that Robin Currin, Asheville's City Attorney, has advised against adopting inclusionary zoning due to the potential legal repercussions. Mae suggested that Robin research other cases from around the country and should receive a recommendation from the Committee to file an amicus brief in the Davidson case.

Jeff suggested that research, community engagement and drafting an ordinance would be reasonable additions to the Committee's work plan with respect to inclusionary zoning.

Following the introduction of Planner, Vaidila Satvika, and Assistant Director of Development Services, Jason Nortz, the Committee discussed the development of a fee-in-lieu program and UDO updates.

2015-2019 Consolidated Plan:

Jeff provided an overview of the Draft Consolidated Plan Priorities as tentatively endorsed by HCD. He highlighted the establishment of the following key principles as an addition not found in previous plans:

- **All rental housing developed with CDBG and HOME funding should be affordable for at least 30 years.** Jeff reported that the staff recommendation was for permanent affordability, but stakeholder feedback indicated that this would be detrimental to homeownership.
- **CDBG and HOME funding for affordable housing should benefit persons making less than 60% of the area median income.** Jeff noted that although HUD allows for programs to benefit persons up to 80% of area median income, HCD adopted the threshold to help meet the community's greatest need.
- **Housing developed with CDBG and HOME funds should provide some permanent housing for persons who are homeless.**
- **Housing developed with CDBG and HOME funds should provide some housing for persons with disabilities.**

- **Housing developed with CDBG and HOME funding should be locationally efficient: located within one mile to jobs, schools and services, or no more than one-half mile walking distance to an existing bus stop.**
- **Housing developed with CDBG and HOME finding should incorporate energy-efficient and “green” building, and food production.**

Jeff also led a review of the ranked priorities:

1. **Provide affordable rental housing for households earning 60% of median income or less.** Jeff noted that this has been retained as the top priority from the previous five-year plan, but prioritizing one bedroom units and units for low-income single-wage earner households with children has been added to address the specific needs of the community.
2. **Provide affordable and accessible housing to persons with special needs including the homeless, persons with criminal records, the frail elderly, persons with mental illness and people with disabilities (including intellectual and developmental disabilities), and victims of domestic violence, and help people succeed through support services coordinated with housing development.** Jeff pointed out that Community input resulted in the addition of “persons with intellectual and developmental disabilities” and “persons with criminal records” as special needs groups. HCD has also considered language to support the removal of criminal record disclosures on job applications. Jay expressed concern regarding the restrictions on bad credit, evictions and criminal records as it would discourage developers or landlords from participating in affordable housing programs. Heather Dillashaw pointed out that these issues contribute to the current housing crisis and impact the rising chronic homeless numbers. Jeff suggested that “seek to” would be appropriate language to alleviate concern regarding potential barriers.
3. **Coordinate housing development with transportation, jobs, and services and make efficient use of available land and infrastructure.**
4. **Promote homeownership for low-income households.** Jeff noted that this would be consistent with the income targets in the first priority.
5. **Incorporate sustainability into housing and community design.**
6. **Target low wealth neighborhoods for improvements that will improve housing conditions and create stronger communities.**
7. **Preserve existing housing and focus preservation efforts to make both rental and ownership housing affordable and preserve long-term affordability of rental housing.**

Jeff explained that if projects do not meet these priorities, they cannot be funded. The addition of “seek to” in Priority #2 will be presented to HCD at their April 21st meeting before City Council reviews for approval on April 28th.

New Business

Five-Year Affordable Housing Deliverable Goals:

Jeff supplied a draft of the projected unit production pipeline that will be presented to City Council.

Affordable Housing Production Known/Projected Pipeline							
	2016	2017	2018	2019	2020	2021	2022
City Direct \$ Investment	181	207	327	162	227	200	200
Zoning density	0	40	60	80	100	120	150
City Land	0	70	40	60	75	0	0
CZ/CUP	76	50	75	75	75	75	75
TOTAL	257	367	502	377	477	395	425
Total all years							2800
City Direct: HTF, HOME, CDBG, EDCIP, LUIG Zoning Density: Density Bonuses, Accessory Apartments, Zoning Changes City land: Villas, parks maintenance, 3 additional parcels CZ/CUP: Conditional Zoning, Conditional use Permits, IZ							

Jeff provided an overview of the projects represented and explained that all CZ/CUP units are approved, but are not guaranteed to be produced in the year listed. The plan is for City Council to set a housing production goal. Only half of the 5,600 rental units needed in the next 5 years, as identified in the Housing Needs Assessment, could be dented within the next 7 years with the current tools. More tools will be necessary, including the current Land Use Incentive Grant revision and more private sector involvement. Vaidila offered to supply more information on the potential of Zoning Density production as UDO text amendments continue to develop.

Jeff requested and received an endorsement by general consent from the Committee for presentation to HCD.

Committee Chair:

Lindsey reiterated her intent to step down as Committee Chair, but would be willing to continue until someone would be willing to take her place.

Unfinished Business

Housing Summit:

The Committee reviewed the previous plans. Jeff reported that staff will have more time soon, but have not committed time to the project. Mae expressed concern about summer timeframe and the time needed to coordinate a rather extensive single event. The Committee decided to split the Summit into two parts for stakeholders and consumers. It was also determined that September would provide more time for preparation, yield a better turnout and maintain momentum in the community regarding affordable housing. Mae volunteered to contact Pisgah Legal as a potential sponsor and Randall would

enlist the Board of Realtors. Barber suggested Buncombe County involvement after a conversation with David Gantt. Lindsey asked that Mae and Randall would take the lead for a September event.

2015 Recommendation and Work Plan:

Jeff stated that the recommendations were very similar to last year and the first priority remains the same. He reported Alan Glines feedback that RS-designation changes would be more difficult as originally intended, but that increasing the threshold on Level 3 review could be reasonably addressed. Lindsey, Vaidila and Barber discussed the developer feedback on the Level 3 review and the challenges that would be faced in the neighborhoods with any changes. Jeff pointed out that this would only apply to by right development. Lindsey recommended keeping both ordinance changes in the work plan.

Jay advocated changes to accessory apartment regulations. He emphasized the stronger language to “eliminate” setbacks for apartments within the envelope of an existing structure. The goal would be to remove barriers that are only accessible through variance. He also highlighted removing the tap fees.

Jeff noted that the mandatory inclusionary zoning had not been included in previous recommendations. Lindsey suggested that it would remain as the Davidson case continues to unfold. Mae proposed including case language in an ordinance to prevent future legal challenges. Jeff stated that research could be done into the wording, but it would be an appropriate time to pass the recommendation along to HCD and City Council.

Jeff would draft a 12 month work plan for review at the next meeting.

Randall and Barber reported on the short-term rental meeting in which CAN recognized that the rentals cannot be stopped, but should have permitting fees sufficient to fund two City inspectors. Members briefly discussed the impact of short term rentals on the community, potential regulations and the possibility of fees feeding into the Housing Trust Fund.

Public Comment

Randall announced that OnTrack is looking for volunteers for Mad City Money, a youth budgeting event from 8:30 - 11:00 am. at Asheville High on April 21st. Lindsey asked Randall to check with OnTrack about participating in the Housing Summit

Barber shared that the Neighborhood Advisory Committee will be hosting a meeting for east Asheville area at St. John’s Episcopal Church on May 18th at 7:00 pm.

Next Meeting: Thursday, May 7, 2015 at 8:30 am in the 5th Floor Conference room of City Hall. The June meeting was rescheduled to Thursday, June 11, 2015.